

My Apartment Comparison Checklist

A simple tool to help you choose the right flat in Trichy

How to use this: Visit both apartments. Score each factor from 1 to 5. Add up the totals at the bottom. Your clearer choice will show itself.

1 = Poor · 2 = Below Average · 3 = Average · 4 = Good · 5 = Excellent

SECTION 1: Location & Accessibility

Factor	Apartment A	Apartment B
Distance from workplace		
Traffic during peak hours		
Nearest school (within 2–3 km)		
Nearest hospital or clinic		
Grocery stores and daily essentials		
Overall neighbourhood feel		

Section Score: _____

SECTION 2: The Flat Itself

Factor	Apartment A	Apartment B
Natural light in rooms		
Cross ventilation		
Practical room layout		
Storage space available		
Floor and direction (east/west/north/south)		
Size feels right for family needs		

Section Score: _____

SECTION 3: Total Cost Breakdown

Cost Component	Apartment A	Apartment B
Flat base price		
Registration and stamp duty		
GST (if applicable)		
Parking charges		
Maintenance deposit		
Estimated interior cost		
Any other hidden charges		

Total Estimated Cost: _____

SECTION 4: Builder Trust

Factor	Apartment A	Apartment B
Past completed projects visible		
Construction quality of older buildings		
On-time delivery track record		
RERA registered		
Transparency in documentation		
Reviews from existing residents		

Section Score: _____

SECTION 5: Daily Life Comfort

Factor	Apartment A	Apartment B
Water supply (24/7 or fixed timing)		
Lift availability and reliability		
Safety for elderly or children		
Noise levels from road or surroundings		
Security (guard, CCTV, gated entry)		
Community and neighbour mix		

Section Score: _____

SECTION 6: Amenities & Future Value

Factor	Apartment A	Apartment B
Amenities provided (gym, park, etc.)		
Parking adequacy		
Future development in the area		
Resale potential in 5–10 years		
Rental demand in this location		

Section Score: _____

FINAL SCORECARD

	Apartment A	Apartment B
Section 1: Location		
Section 2: The Flat		
Section 3: Cost (lower is better)		
Section 4: Builder Trust		
Section 5: Daily Comfort		
Section 6: Amenities & Future Value		
TOTAL SCORE		

The apartment with the higher total score is your clearer choice.

But if both scores are very close, go back to your non-negotiables from Section 1. Location and builder trust should always weigh heavier than amenities or aesthetics.



ONE LAST QUESTION

After seeing both apartments, which one did you keep thinking about on the drive home?

Write it here:

That instinct matters too.

This checklist was created by Rohini Housing to help homebuyers in Trichy make confident, clear decisions.